



REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.

11.1 AESTHETIC VALUE*

1 Museum Street is significant as an attractive example of a pair of two-storey semi-detached houses in the Federation Queen Anne style, with a richly detailed roofscape, cast iron balustrades and fine brick and stonework on the front and return facades. (Criterion 1.1)

The place has a landmark quality in Museum Street, and in the local area, as the only surviving two-storey semi-detached pair of residences, and with its wellknown facade and wrought iron work at the balconies. (Criterion 1.3)

11.2. HISTORIC VALUE

1 Museum Street is significant as the only surviving residential building in the immediate area, and as such the only extant evidence of the former residential nature of much of the locality. (Criterion 2.1)

The place is associated with the rapid expansion of building in Western Australia during the Gold Boom of the late nineteenth century. It is associated also with the development of the area in the vicinity of the new cultural centre of Perth, having been built in 1897, concurrent with the development of the Museum, Art Gallery, and Library, and also the construction of Swan Barracks in Museum/Francis Streets, from 1896. (Criterion 2.2)

11.3. SCIENTIFIC VALUE

11.4. SOCIAL VALUE

1 Museum Street is valued by the community as evidence of the former residential nature of the locality, and for its aesthetic contribution to the area of Museum Street, as evidenced by the community's response in the

* For consistency, all references to architectural style are taken from Apperly, Richard; Irving, Robert and Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus & Robertson, North Ryde, 1989.

1970s to proposals to the development of the Perth Technical College and the perceived threat of demolition of the place. (Criterion 4.1)

The place contributes to the community's sense of place, as a well known and admired building in the vicinity of the Museum, Art Gallery, and Library, since 1897. More recently, since 1979, it has been valued as part of the Technical College. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12.1. RARITY

1 Museum Street is significant as an example of a relatively uncommon building type in Western Australia; that is a pair of two-storey semi-detached residences in the Federation Queen Anne style. Only a few survive. (Criterion 5.1)

The place is significant for its demonstration of the design of a two-storey semi-detached pair of residences and the nature of the accommodation provided in the late nineteenth century, a design and function which is no longer practised in Western Australia. (Criterion 5.2)

12.2 REPRESENTATIVENESS

1 Museum Street is significant for its demonstration of the characteristics of a pair of two-storey semi-detached residences in the Federation Queen Anne style. (Criterion 6.1)

The place is representative of the nature of accommodation constructed as investment properties to provide accommodation for relatively affluent tenants in the Gold Boom era and the early twentieth century in Western Australia. (Criterion 6.2)

12.3 CONDITION

1 Museum Street is in reasonable structural condition. There are many instances of local failures to fabric and finishes. The rendering on the flank and rear walls of the houses is contributing to the deterioration of these walls. Maintenance has been poor and the place continues to deteriorate. Ceilings in the rear bathroom section have been covered with a suspended system and the original fabric allowed to detach itself from the laths. There is no regular maintenance programme at present. The condition of the place is fair.

12.4 INTEGRITY

The pair of houses at *1 Museum Street* are no longer used as residences and the current use as offices has the capacity to be compatible. The place is capable of serving a useful function and requires extensive conservation works for its values to be sustainable. Works to prevent roof leaks and to treat rising damp are urgent. The integrity of the place is low.

12.5 AUTHENTICITY

The basic fabric of the rooms, external treatments, and staircases of the pair of houses at *1 Museum Street* contain much of the original structural materials. The Museum Street elevation and the return elevations as far back as the front entries are almost complete and therefore authentic. Many doors have been replaced with flush doors, fittings and fire surrounds removed, fireplaces blocked, and ceilings and skirtings replaced. Overall the interior of the pair of houses has a moderate to low level of authenticity and the exterior has a high degree of authenticity.

13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Robin Chinnery, Historian. The physical evidence has been compiled by Philip Griffiths, Architect.

A survey will be required. The curtilage should include an area which takes in the front property boundary, five metres off each of the north and south walls and ten metres off the rear or west wall.

13.1 DOCUMENTARY EVIDENCE

1 Museum Street comprises a pair of houses built in 1897. They are two, two-storey houses constructed of stone, brick, and iron in the Federation Queen Anne style for Mrs. Lydia Farmer, by the builder, George Napier, in 1897.¹

The Town of Perth was proclaimed on 12 August 1829, and the boundaries of the townsite were determined and proclaimed in late July 1833.² The Plan of Perth drawn by Assistant Surveyor Hillman, published by J. Arrowsmith in 1838, shows Section Y laid out with Francis Street and Lamb Street (now Aberdeen Street); however, Limbo Street (now Museum Street) was not laid out until the 1840s, and was un-named for some period thereafter. Circa 1845, land bordered by James, Beaufort, Francis, and Limbo Streets, was reserved for a gaol.³ Richard Roach Jewell drew plans for the gaol in 1853, and construction of the building was completed in 1856.⁴ Limbo Street is believed to have been so named because the inmates of the gaol were 'sent into limbo'.⁵

Joseph Harris purchased Lot Y59, one rood and thirty two perches in area, on the west side of Limbo Street for £6 on 5 February 1867.⁶ So far as is known, the land was not developed in the period of his ownership. It was transferred to his son, Joseph Harris, on 23 June 1882, who sold it to James Brittain, Builder, of Perth, on 17 July 1882.⁷ James Brittain held extensive interests in the City of Perth, including his operation of the East Perth Clayfields, later developed as Queen's Gardens. The purchase of the land by a builder at this date probably reflected new interest in development of land at the north of the town, following the construction and opening of the Guildford-Fremantle Railway in 1881.

In March 1883, James Brittain sub-divided the Lot with the transfer of 24 perches, 'bounded on the North by one chain of Lamb Street, ... on the East by one chain fifty links of Limbo Street', to Frederick William Brittain, Bricklayer, of Perth.⁸ On 28 September 1887, James Brittain sold 32 perches

¹ Morel, Felicity 'A Report on the W. A. Museum' (1992) p. 13.

The West Australian 29 July 1978, p. 31.

² Pitt Morrison, Margaret, and White, John (Eds.) *Western Towns and Buildings* (University of Western Australia Press, Nedlands, 1979) p. 19.

³ Western Australian Museum 'The Old Perth Gaol', (Western Australian Museum, Perth, (1982) p. 5.

⁴ Morel, Felicity 'A Report on the W. A. Museum' (1992) p. 13.

⁵ *The West Australian* 29 July 1978, p. 31.

⁶ Perth Town Lot Y59, Transfer Certificate of Title 2305, 5 February 1867.

⁷ Certificate of Title Perth Town Lot Y59, Vol. IX Fol. 52, 23 June 1882, and 17 July 1882..

⁸ *ibid*, 9 March 1883.

of his remaining land at Perth Town Lot Y59 to Stephen Howlett, of Perth, Clerk in the General Post Office.⁹ The prisoners from Perth Gaol were transferred to Fremantle Gaol in 1888; and the gaol building was left largely vacant in the ensuing period, other than its infrequent use as a courthouse, before becoming the location for the Geological Survey's collection of specimens in 1889.¹⁰ Gradually, the surrounding area began to be further developed, and by the early 1890s a number of residences for 'reasonably wealthy owners' had been built in the area.¹¹

The remaining 16 perches of land at Perth Town Lot Y59 was transferred to Lydia Farmer on 30 January 1893.¹² Little is known of Lydia Farmer; however, she owned other property in the vicinity, at Perth Town Lot Y58, Francis Street, where she had a house designed by J. J. Talbot Hobbs built in 1894.¹³

In 1895, plans were drawn to convert the former gaol into a cultural centre comprising a museum, art gallery, and a library.¹⁴ The conversion of the gaol, and the construction of the new library and museum buildings around it from 1896, removed the last vestiges of the stigma of the area's proximity to the gaol. The complex was well frequented by the people of Perth from the late 1890s, and into the early twentieth century.¹⁵ The other notable development in the Museum Street/Francis Street area was the construction of Swan Barracks from 1895.

The Surveyor's Field Book 3025 of 1895, shows a single dwelling with a verandah at the front, a well located by the rear of the building, and outbuildings and a closet at the rear of Perth Town Lot Y59, purchased by Lydia Farmer in 1893.¹⁶ Precise details of the construction and subsequent removal of this building have not been ascertained; however, it would appear from this drawing to have been of timber construction, and may have dated from the period of ownership by James Brittain, Builder. It was removed in the period 1895-1897.¹⁷

On 21 January 1897, a building permit was issued for Lot Y59, Limbo Street, owned by Mrs. L. Farmer, for the construction of two houses, by builder George Napier.¹⁸ There were to be three privies, two urinals, basins or stalls, two stop sinks, one kitchen sink, three baths, three lavatory basins and one dry well.¹⁹ *1 Museum Street* was constructed of stone, brick, and iron in 1897, with floors and joinery of oregon.²⁰ Each house comprised two living rooms at the ground floor, with a single-storey kitchen to the rear, and on the first floor a bathroom and three bedrooms, of which two

⁹ *ibid*, 28 September 1887.

¹⁰ Morel, Felicity *Western Australian Museum 'The Old Perth Gaol'*, 1982, p. 9; and 'A Report on the W. A. Museum', 1992, p. 14.

¹¹ *1 Museum Street ...*, p. 44.

¹² Certificate of Title Perth Town Lot Y59, Vol. IX Fol. 52. 30 January 1893.

¹³ Ledgers of J. J. Talbot Hobbs, 1887-95, 1894, p. 163. PROWA MN 1460 Acc. 2780A Item 1.

¹⁴ Morel, Felicity 'A Report on the W. A. Museum', 1992, p. 14.

¹⁵ Stannage, C. T. *The People of Perth: A Social History of Western Australia's Capital City* (Perth City Council, 1979) p. 320.

¹⁶ PWD Surveyor's Field Book 3025, 1895. PROWA Cons. 3464 WAS 84 Item 25.

¹⁷ *ibid*; and PWD MWS 5647, Sheet no. 7. PROWA Cons. 4156.

¹⁸ Record of Building Permits issued for 1897, 21 January 1897, p. 37. Approvals, City of Perth.

¹⁹ *ibid*.

²⁰ *ibid*; and PWD MWS 5647, Sheet no. 7. PROWA Cons. 4156.

at each house had access through the window to the return verandah. The two houses are shown in 1897 to be mirror images, with the main entry located off to the south and north wings of the return verandahs respectively.²¹ A bathroom was located upstairs at each dwelling at the south and north west respectively, kitchens are at the ground floor at the rear, with a laundry of galvanised iron construction located to the rear of each kitchen; and an external brick water closet (w.c.) located on the boundary between the two houses for the southern house, and on the side boundary to the north for the northern house, with a screen brick wall extending from that boundary sited a short distance to the east of the w.c.²² Lydia Farmer did not take up residence at the place, and thus it would appear that the place was constructed as an investment property.

1 Museum Street was constructed as an investment property during the Gold Boom in Western Australia, when there was a massive demand for accommodation in Perth. The materials of its construction, its design, and the nature of the accommodation provided are indicative of the relatively affluent tenants for whom the place was intended.

Circa 1895-98, a number of Perth streets were re-named, among them Limbo Street, which became Museum Street, and nearby Lamb Street, and Hutt Street, which became Aberdeen Street and William Street respectively.²³ By 1900, the area in the vicinity of *1 Museum Street* had been well developed with a mix of public and residential buildings, including the Temperance Hall. However, it was somewhat tarnished by the proximity of the infamous brothel areas in Roe Street and some of the nearby streets.

The Surveyor's Field Book of 1907, shows little change to *1 Museum Street* since 1897, other than the removal of the brick w.c. and brick screen wall at the north of the northern house, no. 29 Museum Street, the addition of a new brick w.c. for this house at its rear and adjacent to the existing w.c. for the southern house, no. 27, and the addition of a small shed extending between the galvanised iron laundry lean-to and the w.c. at the rear of no. 27 Museum Street.²⁴

In 1910, Lydia Farmer continued in ownership of *1 Museum Street*, and the place was occupied by Ann Thomas at no. 27 and Bessie Turner at no. 29 Museum Street, with each house having an annual value of £39 and a capital value of £725.²⁵

In 1929, Robert Gibson was resident at 27 Museum Street, and David Ballantine at 29 Museum Street.²⁶ The pattern of ownership of the place by investors and occupation by tenants continued.

Metropolitan Sewerage Plans for 1949 show that there had been no major change to *1 Museum Street* since the drawings of 1897, other than the removal of the shed.²⁷

²¹ *ibid.*

²² *ibid.*

²³ Stannage, C. T. *The People of Perth ...*, p. 289; and Surveyor's Field Books 2283, and 3025. PROWA Cons. 3464 WAS 84.

²⁴ Surveyor's Field Book 1059, 1907. PROWA Cons. 3464 WAS 84 Item 4, p. 13.

²⁵ City of Perth Rate Book, 1910.

²⁶ *Wise's Post Office Directory* 1929, p. 59.

1 Museum Street continued to be leased to tenants through the years. In the latter years of the 1950s, William Boyd was the owner of *1 Museum Street*, with Ernest Shackelton the occupier of no. 27, and with Coral Gunning occupying no. 29, and subsequently William A. and Felicienne Watts, with an annual value of £141 for each dwelling, with each tenant paying a weekly rental of £4/10.²⁸ Following the death of William Boyd, the place was administered in the early 1960s by the Western Australian Trustee, with the same tenants continuing to occupy no. 29, and no. 27 occupied for a period by Shackelton, before becoming vacant on his departure, and the annual value and the rental return remained as in the late 1950s.²⁹

Renovations were carried out at an unknown date, probably in the 1950s-1960s, which included the closing off of fireplaces, replacement of much of the original joinery including doors, replacement of most of the ceilings; and, it has been suggested in order to facilitate the conversion of the place to a single boarding house, the creation of internal access between the two dwellings, via a doorway cut between the main front rooms.³⁰

1 Museum Street continued to be occupied as rental accommodation through the 1960s and into the 1970s. Photographs by Frank Sharr for National Trust of Australia (W. A.) show *1 Museum Street* with wire and post fences along the front boundary, that on the south at 27 Museum Street with iron posts and rails and a single gate on the south, and that on the north at 29 Museum Street with timber posts and rails.³¹ There were distinctive decorative cast iron balustrades to each balcony, which were different from each other, and with the same iron frieze below the balcony.³² There were louvres to the balcony of 29 Museum Street.³³ The front garden was sparsely planted.³⁴

Circa 1977, it was proposed that a new Technical College be built at Perth Town Lot Y59, extending from Aberdeen Street through to Francis Street, and to Museum Street on the east, and the Government proposed acquisition of the properties on the Lot to this end, including *1 Museum Street*.³⁵ There was concern voiced by members of the community and from the National Trust of Australia (W. A.) with respect to the future of the houses on the Lot, with particular concerns voiced with regard to *1 Museum Street* and the adjoining two-storey brick house (pre 1895) at no. 25 Museum Street.³⁶ The three houses were assessed by the National Trust of Australia (W. A.) as 25-27 Museum Street, but they were not classified

²⁷ MWSS + D. WA 1522, Sheet 62A, in *1 Museum Street ...*, p. 19.

²⁸ City of Perth Rate Books, 1956-1960.

²⁹ *ibid.*, 1961-1963.

³⁰ *1 Museum Street ...*, p. 22; and site visit by Robin Chinnery and Philip Griffiths, 20 November 1998.

³¹ Frank Sharr, photographs of 27-29 Museum Street, National Trust of Australia (W. A.).

³² *ibid.*

³³ *ibid.*

³⁴ *ibid.* The peppermint trees at the front of the place in 1994, and in 1998, are not evident.

³⁵ *1 Museum Street*, Northbridge Preliminary Conservation Plan (Draft) Building Management Authority for the Department of the Arts, November 1994, p. 10.

³⁶ *The West Australian* 10 September 1977, p. 37; 8 July 1978, pp. 31-32; and 29 July 1978, p. 31.

at this date. *1 Museum Street* was used in 1977-78 as a caretaker's residence.³⁷

From 1976 to 1979, the Crown acquired the requisite areas of Perth Town Lot Y59, owned by Joseph Harris in 1867, for the future construction of the new Technical College, including the house at 25 Museum Street and *1 Museum Street*.³⁸ In June 1978, the iron friezes were removed from *1 Museum Street* for safe keeping.³⁹

In 1979, buildings located in Museum Street were demolished, other than *1 Museum Street*, which continued in use as the P.W.D. site office and then the Perth Technical College Caretaker's Office, following the completion of Stage One, the east block, of the College. Henceforth, as the only remaining individual buildings in Museum Street, the place has been No. 1 Museum Street.

In 1986, plans for the next stage of the Technical College reconsidered the future retention of *1 Museum Street*. Architects Oldham Boas Ednie Brown recommended that the place be demolished, as it was considered to have little architectural significance, and the estimated costs to upgrade it were considered too high.⁴⁰ The recommendations were not carried out, and the place was used through the period of the construction of Stage Two of the Technical College for the P.W.D. site office.⁴¹ Construction work on the College during the period 1986-1988 resulted in cracking to some of the walls of *1 Museum Street* due to vibration damage.⁴² The outbuildings of *1 Museum Street* were removed, and the two rear yards were incorporated into the grounds of the College. The earlier fences at the front of each house were removed, and new fences of masonry and flat timber pickets were constructed at the front and on the north side.⁴³ The present landscaping, including peppermint trees, appears to date from this period 1986-88. In June 1988, work on Stage Two of the Technical College was completed.⁴⁴

In mid 1989, the Australian Writers' Guild took up occupancy of *1 Museum Street*, leasing rooms to scriptwriters.⁴⁵ An opening was cut through the party wall to link the north-south corridors of the two dwellings, and the earlier opening between the two front rooms was closed off.⁴⁶ The Guild continued to occupy the place until early 1998.⁴⁷ During this period, 1989-1998, minimal maintenance was done on the place,

³⁷ Perth City Council Planning Department, Town Planning Department and Public Works Department 'Cultural Centre Precinct: Survey and Assessment', June 1977, E43.

³⁸ *1 Museum Street*, Northbridge Preliminary Conservation Plan (Draft) Building Management Authority for the Department of the Arts, November 1994, p. 10.

³⁹ *The West Australian* 29 July 1978, p. 31.

⁴⁰ Letter to BMA from Oldham Boas Ednie-Brown, 4 April 1986. National Trust of Australia (W.A.).

⁴¹ *1 Museum Street*, Northbridge Preliminary Conservation Plan (Draft) Building Management Authority for the Department of the Arts, November 1994, p. 11.

⁴² Conversation with S. Harvey, BMA, n.d., in *1 Museum Street ...*, p. 11.

⁴³ *1 Museum Street ...*, p. 22.

⁴⁴ *ibid.*, p. 11.

⁴⁵ Alan Payne, Australian Writers' Guild, n. d., in *1 Museum Street ...*, p. 11.

⁴⁶ *1 Museum Street ...*, p. 22.

⁴⁷ Site visit by Robin Chinnery and Philip Griffiths, 20 November 1998.

resulting in some further deterioration of the fabric.⁴⁸ The inappropriate replacement of two verandah rails of the balcony on the north probably dates from this period.

A Preliminary Conservation Plan for *1 Museum Street* was prepared by the Building Management Authority for the Department of the Performing Arts in 1994. It did not ascertain the date of construction of the place, although it concluded that it was c. 1897.⁴⁹ Analysis of the earlier Certificates of Title led to the erroneous conclusion that the lot on which *1 Museum Street* was located was that owned from 1889 to 1923 by the Glyde family. Research for the current assessment, and additional examination of the Certificates of Title has determined that the lot owned by the Glyde family was that adjoining *1 Museum Street*, at 25 Museum Street, which was constructed prior to *1 Museum Street*.⁵⁰ It was demolished to make way for the construction of the Technical College in 1979.

Proposals for conservation work on the place have been under consideration in the latter half of 1998.⁵¹ *1 Museum Street* is currently occupied only in part, by the offices of the International Centre of the Central Metropolitan College of TAFE.

1 Museum Street is included in the City of Perth Draft Municipal Inventory.

13.2 PHYSICAL EVIDENCE

The houses at 1 Museum Street are a pair of two-storey Federation Queen Anne style semi-detached houses built of stone, brick, and iron.

1 Museum Street is located on the west side of Museum Street, at the mid-block point, with a broad footpath with interlocking concrete pavers. This material is also used as the paving material on the site. There are Peppermint trees (*Agonis flexuosa*) planted at about twenty-metre intervals in the street pavement and another young Peppermint tree in the front garden. There are several young pepper trees (*Schinus spp.*) growing in the front garden. The houses are visually prominent in their immediate setting, although the surrounding TAFE structures read very strongly in the streetscape context. The Swan Barracks is located on the opposite side of Museum Street.

The houses are set close to the front boundary. The area between the street pavement and the buildings has been landscaped with interlocking concrete blocks and a small number of plantings. There is a low, split-face concrete brick wall with piers at intervals and timber pickets between the piers along the front boundary. Pedestrian and vehicular entries lie to the north and south of the houses and these are made of interlocking blocks. The rear, or western side of the building, is treated with interlocking paving and raised garden beds set against the buildings' western elevation.

⁴⁸ *ibid.*

⁴⁹ *1 Museum Street ...*, p. 45.

⁵⁰ Record of Building Permits issued 1897; and City of Perth Rate Books, 1896 to 1910.

⁵¹ Ian Baxter HCWA to General Manager, Central Metropolitan College of TAFE, 11 September 1998. Note: Facilities Division of Central TAFE 'Scope of Works', and GB Hill Consulting Engineers 'Structural Report on Old Residence' have been considered by HCWA.

The latter element appears to be causing rising damp in the rear walls of both houses.

The houses are set at much the same level as the street pavement and the ground levels would appear to have encroached on to the levels of the verandahs and under floor ventilation. The houses are symmetrically planned two-storey Federation Queen Anne style, with walls of brick and stone and a Colorbond custom orb hip and gabled roof. Most of the side and rear walls which are not protected by verandahs have been rendered at some time, and the renders are failing in a variety of ways. The houses have a common party wall and each house is arranged symmetrically about this feature. The front of the houses is made of limestone with brick quoins and is arranged in three bays: the main front wall plane and the entry door plane at the end of the return verandahs. The houses have two-storey verandahs with square timber posts, a double bull-nosed handrail, and cast iron balustrade panels. The ground floor timber structure has been replaced with a painted concrete floor, but the first floor structure remains intact. The verandahs between the two houses are divided by a matchwood screen at first floor level, into which a door has been introduced. The matchwood screen at ground floor level has been removed. The ground floor verandahs' soffit is lined with mini orb and the first floor soffit is unlined, except for a small area on the northern end of the return verandah, which has been lined with plywood. The walls to the front elevation have tuck pointed brickwork quoins and reveals with white tuck pointing, and the infill sections are built of squared rubble limestone blocks with black tuck pointed joints. The windows are double hung sash windows with stucco sills on the ground and first floors, except where the verandahs occur at first floor level, where the French windows are employed to give access to the verandahs. The roof is a replacement Colorbond custom orb profile roof sheet and the rainwater goods are also replacement materials. The roof is a hip-and-gable format, with the gables occurring over the front room windows. The gables are treated with timber detailing and have a finial set over the top of the gable. The chimneys rise above the ridge line and are finished in render with deep cornices. The overall composition is an elegant rendering of the Federation Queen Anne style.

The entry doors are two pane and two panel doors set in a side and awning light surround. The rear and side elevations are render finished and are in poor condition with signs of cracking and rising damp. Six pane double hung sash windows are used in a small number of locations in the north and south elevations.

The main entry is located on the side verandah, and this creates an entry hall in the middle of the main living rooms of the house, with two front rooms to the east of the hall, and a main stair to the west of the hall. The entrance to the stair hall is marked by an arch carried on pilasters. The arch has run plaster architraves and a keystone piece at the centre. There are rooms leading off each stair hall on the north and south sides of the house, and beyond these rooms there are small rooms to the west, which appear to have been kitchens. These are located outside the curtilage of the two-storey section of the house, in a single-storey element.

The staircase is made of timber construction with turned newels, moulded handrails, and turned balusters.

The stair is in a scissor format and this allows access to the small western rooms to the south, set at a half-landing level, which appear to have been bathrooms.

The ground floor plan of the two-storey section of the house is replicated at first floor level, with one additional room over where the entry hall is located on the ground floor.

There are chimney breasts throughout the house and all of the hearths have been bricked in. There are several four panel doors remaining in the house, but most doors have been replaced with flush doors. Lath and plaster ceilings have been removed and replaced with flush plasterboard ceilings with cove cornices. The lath and plaster ceilings remain in one of the bathroom areas, and it has been covered with a suspended ceiling system. The two rear kitchens have been converted to toilet and bathroom areas, while the main living area on the south side of the southern house, west of the entry, has been converted into a kitchen.

The basic fabric of the rooms, external treatments, and staircase of the pair of houses contain much of the original structural materials. The Museum Street elevation and the return elevations as far back as the front entries are almost complete and therefore authentic. Many doors have been replaced with flush doors, fittings and fire surrounds removed, fireplaces blocked, and ceilings and skirtings replaced. Overall the interior of the pair of houses has a moderate to low level of authenticity and the exterior has a high degree of authenticity. There is cracking in the west wall of both houses and damp evident in a number of locations. Many of the replacement finishes are now deteriorating and are unattractive in appearance, detracting from the presentation of the houses. The houses are basically in sound condition, not withstanding a number of defects.

13.3 REFERENCES

National Trust Assessment 1977, no author listed.

'1 Museum Street, Northbridge Preliminary Conservation Plan (Draft)', prepared for the Department of the Arts by Lucy Williams, Annette Green and Stephen Carrick of the Building Management Authority, November 1994

13.4 FURTHER RESEARCH

Additional research in City of Perth Rate Books, Post Office Directories, and Electoral Rolls may provide additional information. Note that difficulties were experienced with research for the Preliminary Conservation Plan and for this assessment, as street numbers were not introduced until some time after the construction of the place, and they appear to have changed on a number of occasions, whilst the three parts of Joseph Harris' purchase of land at Perth Town Lot Y59 continue to be recorded as Lot Y59 without distinction as to which portion in the late nineteenth century.